

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: DESIGNATION OF DEVELOPER AND AUTHORIZATION
TO CONVEY A TAX-FORECLOSED PARCEL IN A NON-
URBAN RENEWAL AREA

WHEREAS, Freedom House Development Corporation requested that the Authority assist it to develop low and moderate income housing units in the Model Cities Area; and

WHEREAS, Freedom House Development Corporation has obtained the cooperation and approval from the Housing Committee of the Model Cities Sub-Area Five and the Model Cities Board for the development of a low to moderate income housing project to be known as Brunswick Gardens; and

WHEREAS, Freedom House Development Corporation was designated by the Authority as Developer of a number of tax-foreclosed parcels on November 19, 1970; and

WHEREAS, Freedom House Development Corporation pursuant to this designation on January 28, 1971 has been conveyed a number of tax-foreclosed parcels for the construction of the Brunswick Gardens Housing Project; and

WHEREAS, Freedom House Development Corporation needs to acquire a number of additional tax foreclosed properties to insure the success of the Brunswick Gardens Housing Project:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Freedom House Development Corporation be and hereby is designated as Developer of the following tax-foreclosed property:

Assessor's Block 54A8, land on the southeasterly side of Normandy Street containing 10,508 square feet, as acquired by tax-foreclosure by the City of Boston Land Court Case No. 43995 on April 23, 1971.

2. That the disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby determined that Freedom House Development Corporation possesses the qualifications and financial resources necessary to acquire and develop the said parcel.

4. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement between the Authority as Seller and Freedom House Development Corporation as Buyer providing for the conveyance by the Authority of said tax-foreclosed parcel in consideration of a disposition price established by the Real Property Department of the City of Boston and the Buyer's agreement to develop the property with housing; such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Director shall deem proper and in the best interests of the Authority.

EXHIBIT A

Assessor's Block 54A8, land on the southeasterly side of
Normandy Street containing 10,508 square feet, as acquired
by tax-foreclosure by the City of Boston Land Court Case
No. 43995 on April 23, 1971.

MEMORANDUM

OCTOBER 11, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: DESIGNATION OF DEVELOPER AND
AUTHORIZATION TO CONVEY TAX FORECLOSED PROPERTY TO
FREEDOM HOUSE DEVELOPMENT CORPORATION
MODEL CITIES SUB-AREA 5
BLOCK 54-A-8

On January 28, 1971, Freedom House Development Corporation was conveyed several parcels of tax foreclosed lots by the Authority. This conveyance was made pursuant to the terms and conditions of a final designation dated November 19, 1970, and a Land Disposition Agreement executed by Freedom House Corporation to the Authority. At that time, it was understood that the Redeveloper would acquire additional tax foreclosed parcels needed for the development directly from the City.

It is now necessary that the Developer acquire this land as a condition precedent to a transfer in interest to Freedom House Associates as approved by the Authority on August 9, 1973, which transfer will enable this long delayed development to be completed. The Corporation Counsel for the City of Boston has indicated that the City will transfer this tax foreclosed land to the BRA for conveyance to the Redeveloper.

In order to accomplish this conveyance, it is necessary that Freedom House Development Corporation be designated as Developer of these additional parcels, even though their development plans have not changed nor has the extent of their land area increased, since the date of their original designation. All that has changed is that Freedom House will acquire certain tax foreclosed parcels from the Authority instead of from the City.

On September 6, 1973, the Board authorized the conveyance to Freedom House of a number of other tax-foreclosed parcels. These parcels have at this date been conveyed. The conveyance of the subject parcel of this memorandum should complete the land requirements of Freedom House and allow the development to proceed.

It is therefore recommended that Freedom House Development Corporation be designated Developer of the tax-foreclosed parcel in the non-urban renewal area as described in Exhibit A attached hereto.

An appropriate Resolution is attached.

Attachment

